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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** September 6, 2006

**SITE PLAN:** **AFP-06-035**

**TITLE:** Hancock Property

**REQUEST:** **AMENDMENT TO FINAL PLAN APPROVAL**  
For 92.5 Sq. Ft. Addition and 495 Sq. Ft. Deck  
above Garage

**ADDRESS:** 441 Lynette Street, Lakelands

**ZONE:** MXD

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:**

Applicant: Louise Shipley, for Alison Hancock  
Plan Preparer: William Hancock

**STAFF PERSON:** Patricia Patula

**Enclosures:**

Staff Comments

- Exhibit 1: Application
- Exhibit 2: Letter dated August 6, 2006, from Alison Hancock re representative
- Exhibit 3A: Letter of Approval dated August 1, 2006, from ComSource Management, Lakelands  
Community Association for Laundry Room Addition
- Exhibit 3B: Letter of Approval from Lakelands Community Association for Deck over Garage
- Exhibit 4: Location Map
- Exhibit 5: Aerial
- Exhibit 6: House Location Plat Showing Changes
- Exhibit 7A-D: Photographs by Applicant
- Exhibit 8: Mailing List
- Exhibit 9: Rear Elevation (South)
- Exhibit 10: Left and Right Elevation (East and West)/Floor Plan
- Exhibit 11: Existing Structure Plan and Floor Framing Plan
- Exhibit 12: Vertical Sections Plan

## **STAFF COMMENTS**

**Location.** The Hancock residence is located at 441 Lynette Street, in the Lakelands Subdivision, and is on the corner of the intersection of two alleys as well as Lynette Street. The rear of the property faces an alley lined with gable-roofed garages and the side of the property is parallel with the second alley.

**Requests.** The applicant wishes to build a 92.5 sq. ft. addition to the existing kitchen as a laundry room. The laundry room is an extension of the main floor and will be built over an existing "mud room" located in the basement level. The second request is to create a garage top deck ( 22'3" x 22'3" or 495 square feet). The gable trusses of the existing two-car garage will be removed, and a deck, complete with a three-sided railing, will be built over the flat roof. All new materials will match the existing.

**Topography Considerations.** As the photos demonstrate, this house is located on a small, restricted lot which does not allow for typical deck stairs to the ground level. The applicant had to install circular stairs to accommodate movement from the deck level to the patio/ground level. The topography has a strong downgrade making the top of the garage on an equal plane to the main floor of the house. This allows for the decking, both existing and proposed, to flow parallel to the kitchen and then right to the top of a flat roof garage. Two photos of other garage-type decks in the same area are shown in Exhibit 7D. The home owners association has also given their approval to both of the projects (Exhibit 3A and 3B).

**Conclusion.** Staff recommends granting **AFP-06-035 - 441 Lynette Street in Lakelands, AMENDMENT TO FINAL PLAN APPROVAL, finding it in conformance with Sections 24-170 and 172.**

## AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-035
Date Filed	8/11/06
Total Fee	\$300.00

In accordance with Section 24, Article V of the City Code

### 1. SUBJECT PROPERTY

Project Name Lakelands Phase 2, Section 2  
 Street Address 441 Lynette Street  
 Zone \_\_\_\_\_ Historic area designation ☐ Yes ☒ No  
 Lot 7 Block KK Subdivision Lakelands  
 Tax Identification Number (MUST BE FILLED IN) \_\_\_\_\_

### 2. APPLICANT

Name Alison Hancock — Louise Shipley  
 Street Address 441 Lynette Street Suite No. \_\_\_\_\_  
 City Gaithersburg State MD Zip Code 20878  
 Daytime Telephone \_\_\_\_\_

### 3. ARCHITECT/ENGINEER/DEVELOPER

Plan Preparer's Name William Hancock  
 Architect's Name \_\_\_\_\_ Telephone 301 916-0866  
 Architect's Maryland Registration Number \_\_\_\_\_ Suite Number \_\_\_\_\_  
 Street Address 21721 Brink Meadow Lane State MD Zip Code 20876  
 City German town

Engineer's Name N/A  
 Engineer's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

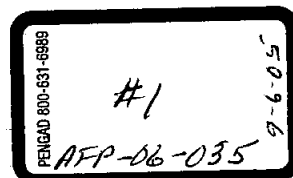
Developer's Name Owner Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name Alison Hancock  
 Street Address 441 Lynette Street Suite No. \_\_\_\_\_  
 City Gaithersburg State MD Zip Code 20878  
 Daytime Telephone \_\_\_\_\_

### 5. CITY PROJECT NUMBER

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Name of previously approved Final Plan \_\_\_\_\_



## 6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

install new laundry room/addition 15' x 9' = 90 s.f.  
install deck over garage 484 s.f.

## 7. PROJECT DETAIL INFORMATION

### a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number \_\_\_\_\_

Total number per shift \_\_\_\_\_

Resident estimate: Total number \_\_\_\_\_

Total number per dwelling unit \_\_\_\_\_

### b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		3,	
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

## SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) LOUISE SHIPLEY

Applicant's Signature

Louise Shipley agent for homeowner Date 08/10/06

Daytime Telephone

301 916-0866

City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Md. 20877

August 6, 2006

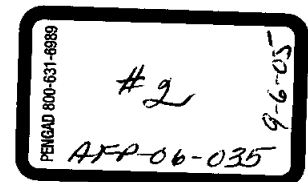
Gentlemen:

I, Alison Hancock, owner of the property at 441 Lynette Street, Gaithersburg, authorize Louise Shipley to make application for zoning approval and building permit on my behalf.

Sincerely,



Alison Hancock  
442 Lynette Street  
Gaithersburg, Md. 20878





# ComSource Management, Inc

[www.lakelands.org](http://www.lakelands.org)

Lakelands Community Association  
960 Main Street  
Gaithersburg, MD 20878  
P. 240-631-8338  
F. 240-631-8311

August 1, 2006

Alison Hancock  
441 Lynette St  
Gaithersburg, MD 20878

Dear Ms. Hancock:

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

**Change(s)**      **Install new laundry room /addition**  
**No comments have been received, from residents not previously notified.**

Approved with the following stipulation


- **Drainage: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied.**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

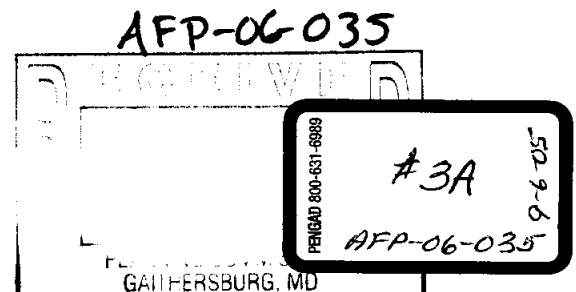
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

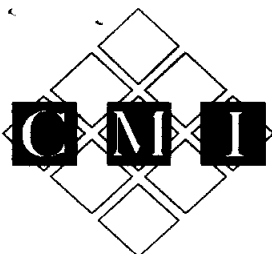
On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at [Debbie@lakelands.org](mailto:Debbie@lakelands.org)

Sincerely,

  
Deborah Durham, CMCA®  
Community Property Manager  
Lakelands Community Association

cc:      UNIT FILE





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**No comments have been received, from residents not previously notified.**

Approved with the following stipulation


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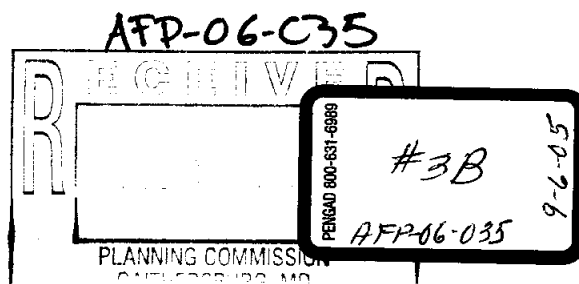
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Sincerely,

  
Deborah Durham, CMCA®  
Community Property Manager  
Lakelands Community Association

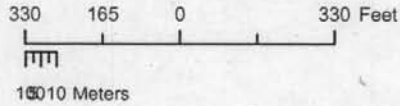
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AFP-06-035

441 Lynette Street

1 inch equals 390 feet



MD State Plane  
HPGN NAD 83/91

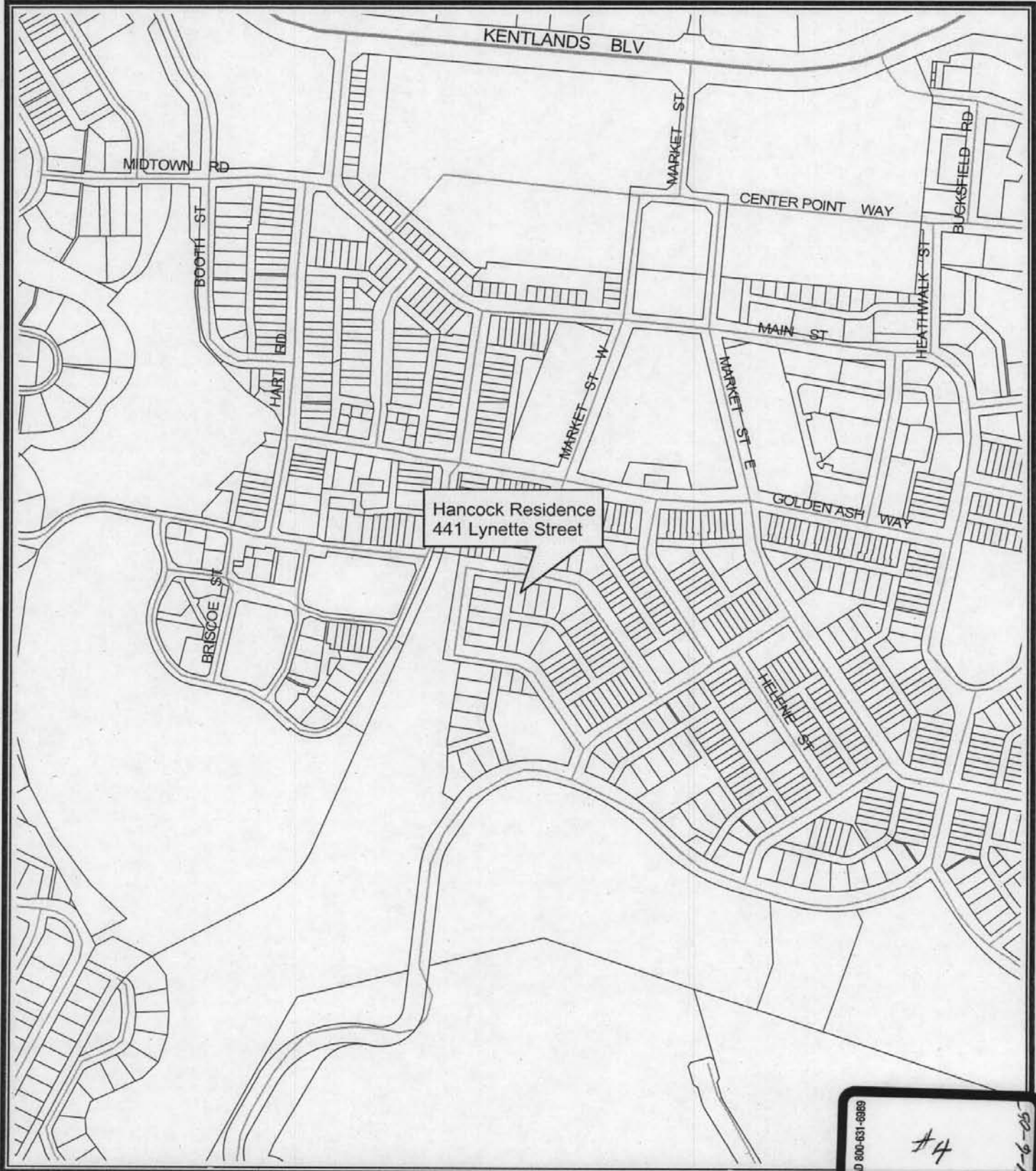
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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov

ProjectName.mxd • 11-Jan-2006 • \*\*\*



PENGAD 800-631-0989

#4

AFP-06-035

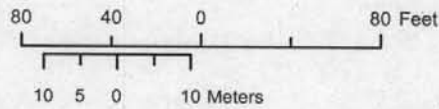
9-6-05



AFP-06-035

441 Lynette Street

1 inch equals 82 feet



MD State Plane  
HPGN NAD 83/91

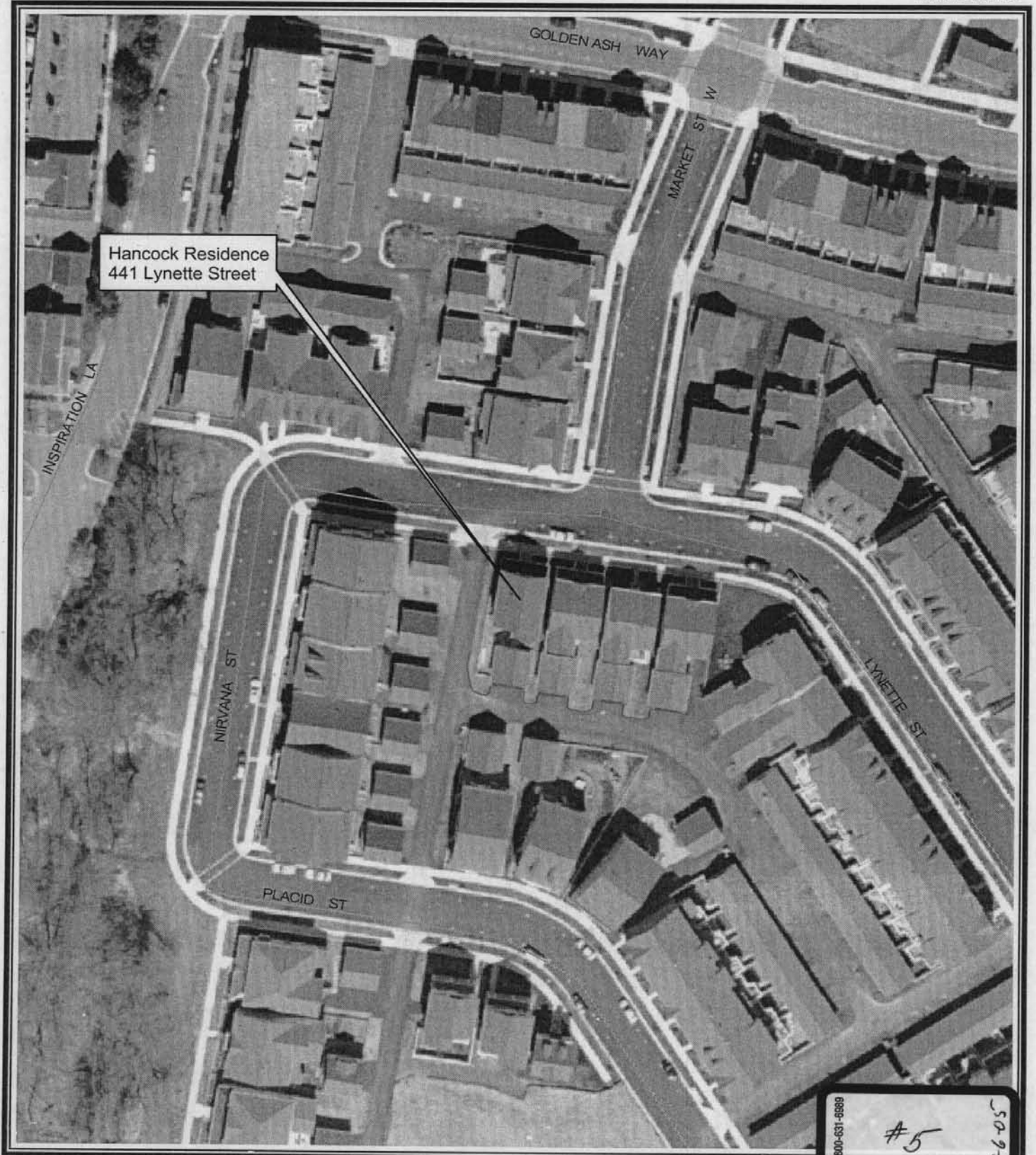
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PENGAD 800-631-9589

#5

AFP-06-035

9-6-05

HOUSE LOCATION DRAWING  
LOT 7 BLOCK KK

AS SHOWN ON A PLAT ENTITLED  
PLAT 67

LAKELANDS

PHASE 2, SECTION 2

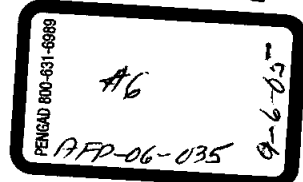
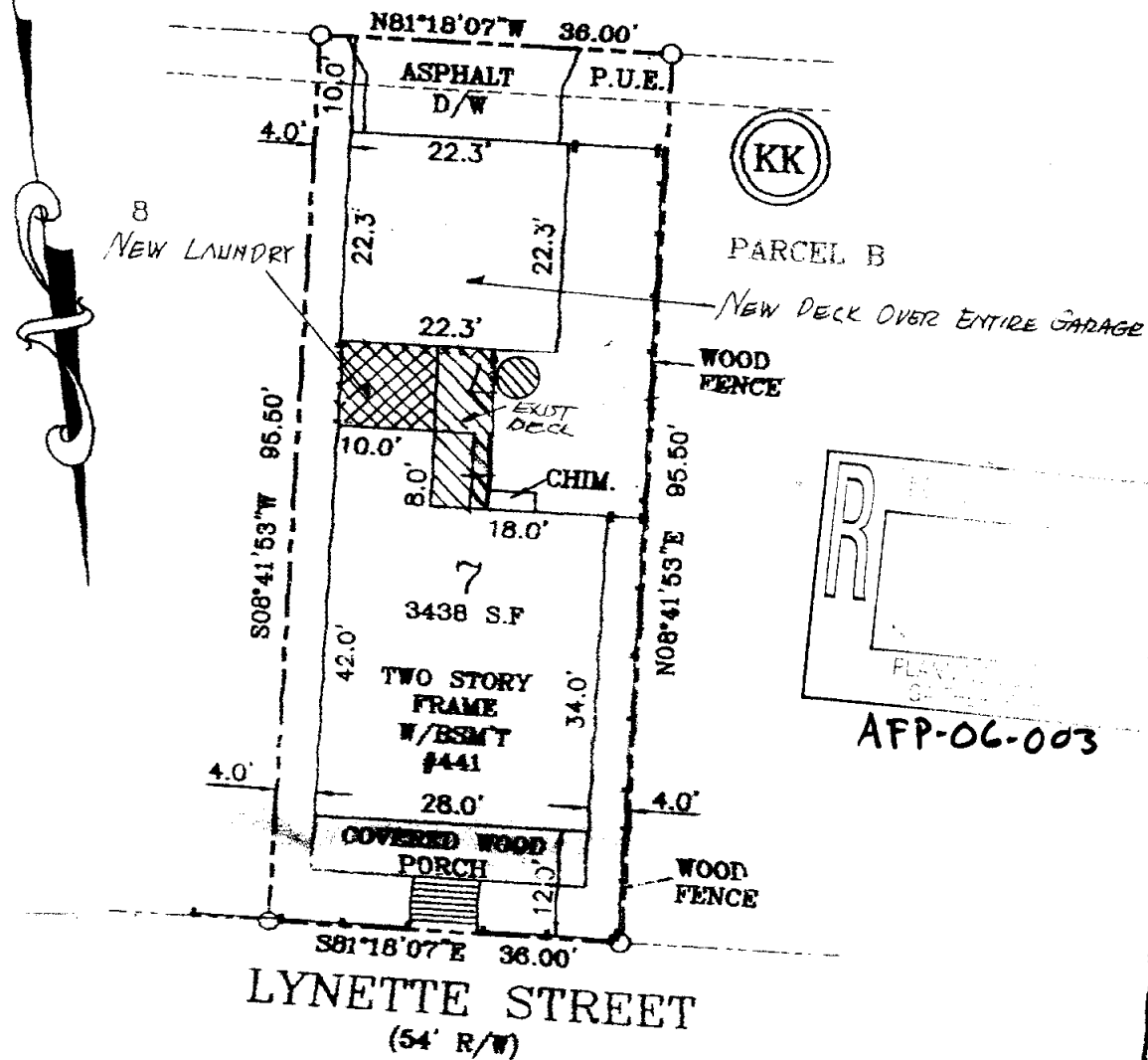
LOTS 51-53, BLOCK R, LOTS 29-36 AND PARCEL B,  
BLOCK S; AND LOTS 1-12, 37-39 AND PARCEL B, BLOCK KK

CITY OF GAITHERSBURG

GAITHERSBURG (9TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

PLAT NO. 21747

PARCEL B (P.U.E.)



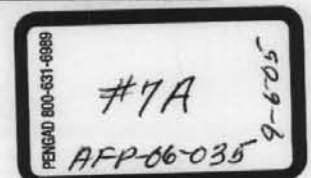
Project



Rear view showing corner location.

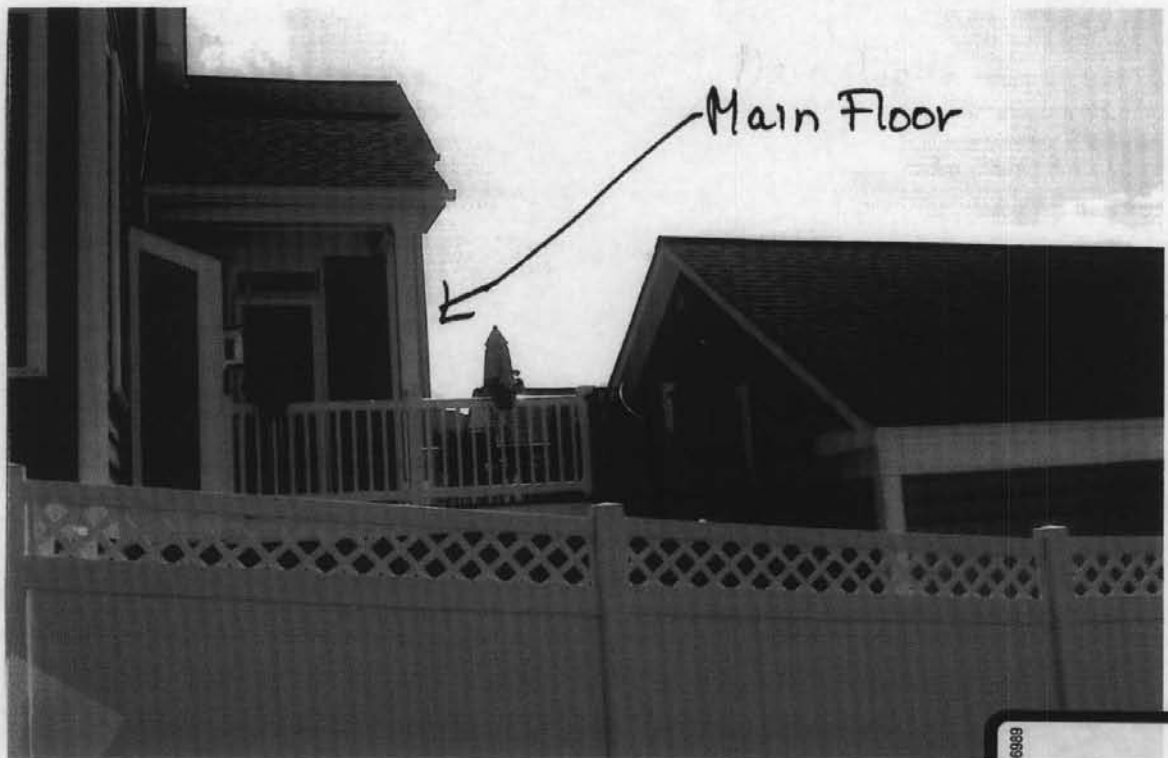


Rear alley view

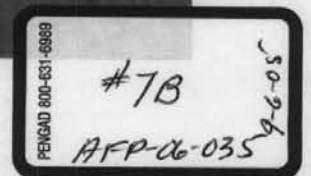




Rear View



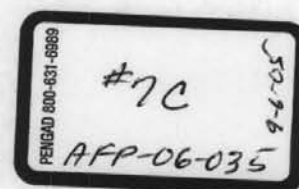
Side, Alley View

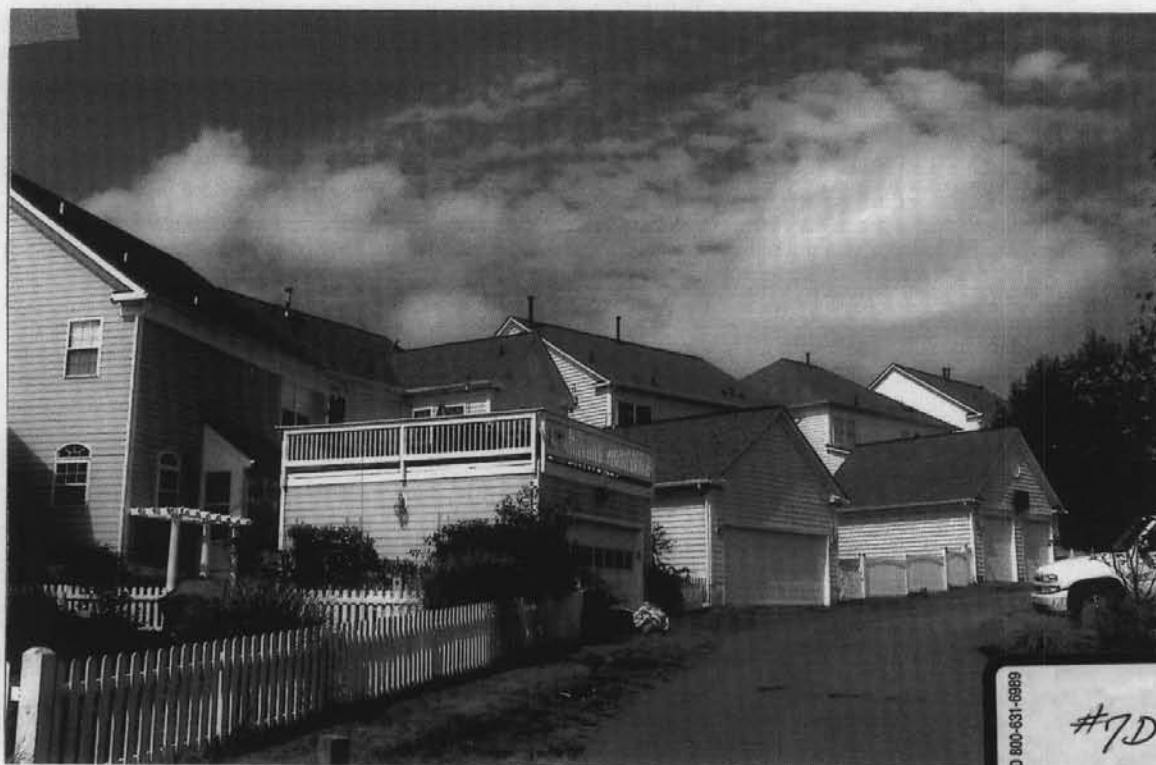






Existing "mud  
room"/patio





#7D  
 AFP-06-035  
 9-6-05  
 PENGAD 800-631-9869

Two other locations in neighborhood with garage decks.

ALAN T & ROBYN ROTH  
253 LYNETTE ST  
GAITHERSBURG MD 20878

ALISON L HANCOCK  
441 LYNETTE ST  
GAITHERSBURG MD 20878

ARLENE K STARNES  
457 LYNETTE ST  
GAITHERSBURG MD 20878

AVI M HALPERT  
CARRIE GRALNICK HALPERT  
402 LYNETTE ST  
GAITHERSBURG MD 20878

B GEORGE & FRANCES H ETAL BALLMAN  
461 LYNETTE ST  
GAITHERSBURG MD 20878

BRENT A & ADRIENNE C COOK  
445 PLACID ST  
GAITHERSBURG MD 20878

BRENT S & TRUSTACY C SOLOMON  
489 MARKET ST W  
GAITHERSBURG MD 20878

CARMEN K FELLOWS  
418 LYNETTE ST  
GAITHERSBURG MD 20878

CARTER & MARTA E PETERSEN  
506 NIRVANA ST  
GAITHERSBURG MD 20878

DAVID E & MARYANNE YONTEF  
452 PLACID ST  
GAITHERSBURG MD 20878

E LING WONG  
4759 RHAPSODY DR  
OAK PARK CA 91377

ELIOT SHATZMAN  
406 LYNETTE ST  
GAITHERSBURG MD 20878

ERIK R BARSNESS  
MICHAEL K BARSNESS  
502 NIRVANA ST  
GAITHERSBURG MD 20878

FRANCISCO J & MERCEDES MELENDEZ  
518 NIRVANA ST  
GAITHERSBURG MD 20878

GAITHERSBURG COMM ASSOC LLC  
C/O NATELLI COMUNITIES  
806 W DIAMOND AVE STE 300  
GAITHERSBURG MD 20878

GARRY B & KATHLEEN C ALLER  
514 NIRVANA ST  
GAITHERSBURG MD 20878

GEORGE K 3RD & ELIZABETH A MOON  
444 LYNETTE ST  
GAITHERSBURG MD 20878

HENRY G DAY  
441 PLACID ST  
GAITHERSBURG MD 20878

HIRAM LTRUST LAWRENCE  
445 LYNETTE ST  
GAITHERSBURG MD 20878

JAMES L & MARIANNE F LUBKIN  
448 PLACID ST  
GAITHERSBURG MD 20878

JAMES R & ALLISON O WALTHER  
440 PLACID ST  
GAITHERSBURG MD 20878

JANE HO  
522 NIRVANA ST  
GAITHERSBURG MD 20878

JEFFREY V ODOM  
510 NIRVANA ST  
GAITHERSBURG MD 20878

JOSE A MENENDEZ  
469 LYNETTE ST  
GAITHERSBURG MD 20878

JULIE A POWERS  
437 PLACID ST  
GAITHERSBURG MD 20878

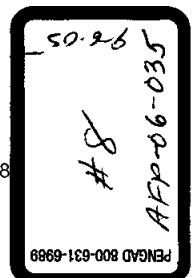
LAKELANDS COMMUNITY ASSN LLC  
C/O CMI  
3414 MORNINGWOOD DR  
OLNEY MD 20832

MARK F & CYNTHIA O DERRICK  
497 MARKET ST W  
GAITHERSBURG MD 20878

MARYHELEN GARST  
414 LYNETTE ST  
GAITHERSBURG MD 20878

MICHAEL C & ALISHA S O'HALLORAN  
401 PLACID ST  
GAITHERSBURG MD 20878

NIAL J CAROLAN  
473 LYNETTE ST  
GAITHERSBURG MD 20878



AFP-06-035 Sep. 6 '06 Agenda

PAULA E & JOSE L GALLIANI  
449 LYNETTE ST  
GAITHERSBURG MD 20878

PHILLIP & ANITA F BARSKY  
436 LYNETTE ST  
GAITHERSBURG MD 20878

RENATO & ILARIA A PARISOTTO  
477 LYNETTE ST  
GAITHERSBURG MD 20878

RICHARD A & CATHERINE A FARAONE  
440 LYNETTE ST  
GAITHERSBURG MD 20878

ROBERT D & GAIL M ADAMS  
493 MARKET ST W  
GAITHERSBURG MD 20878

ROY I & CLAIRE F FLEISCHER  
444 PLACID ST  
GAITHERSBURG MD 20878

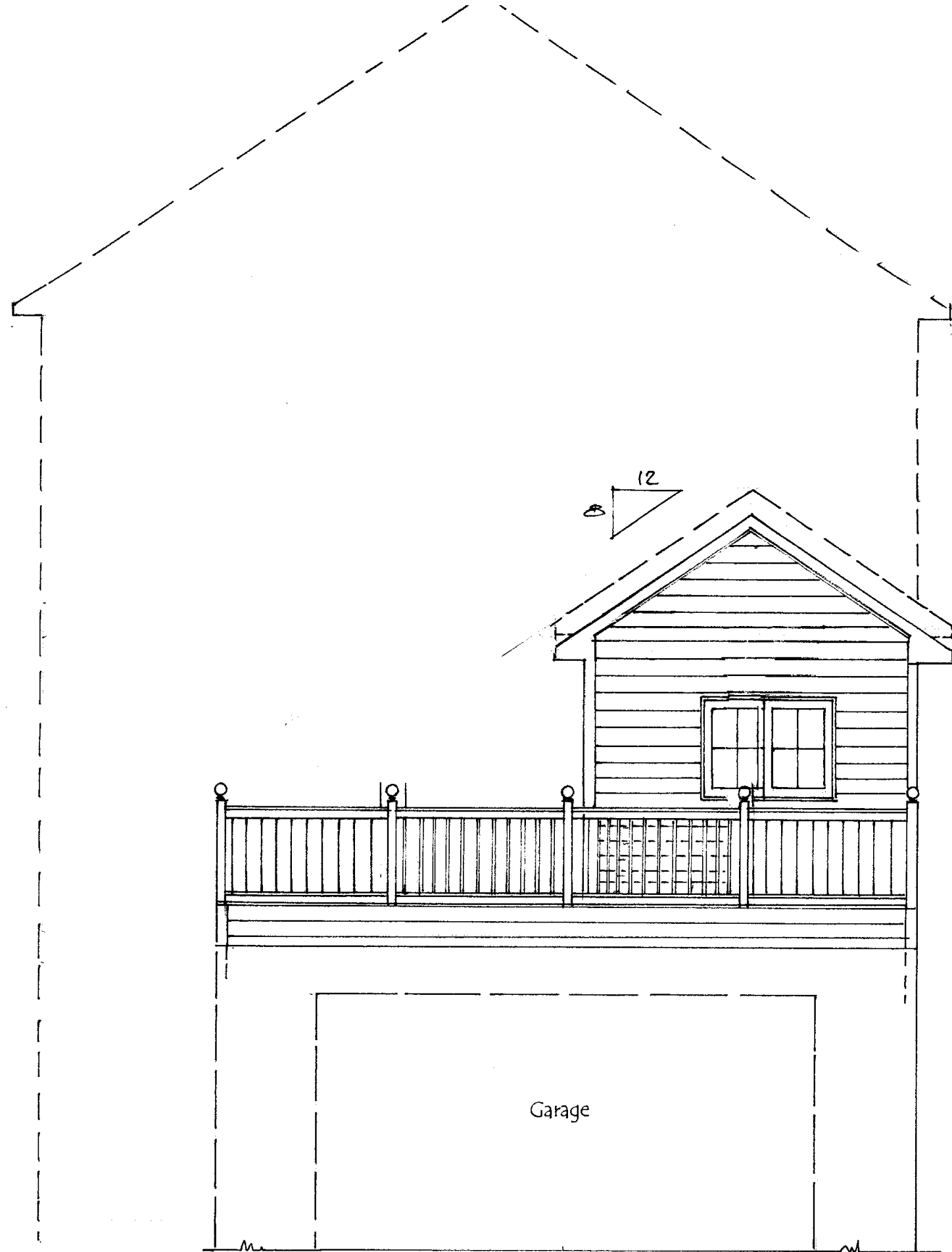
SHIAOPING C ZHU  
410 LYNETTE ST  
GAITHERSBURG MD 20878

VLADIMIR & LILIA KARASIK  
436 PLACID ST  
GAITHERSBURG MD 20878

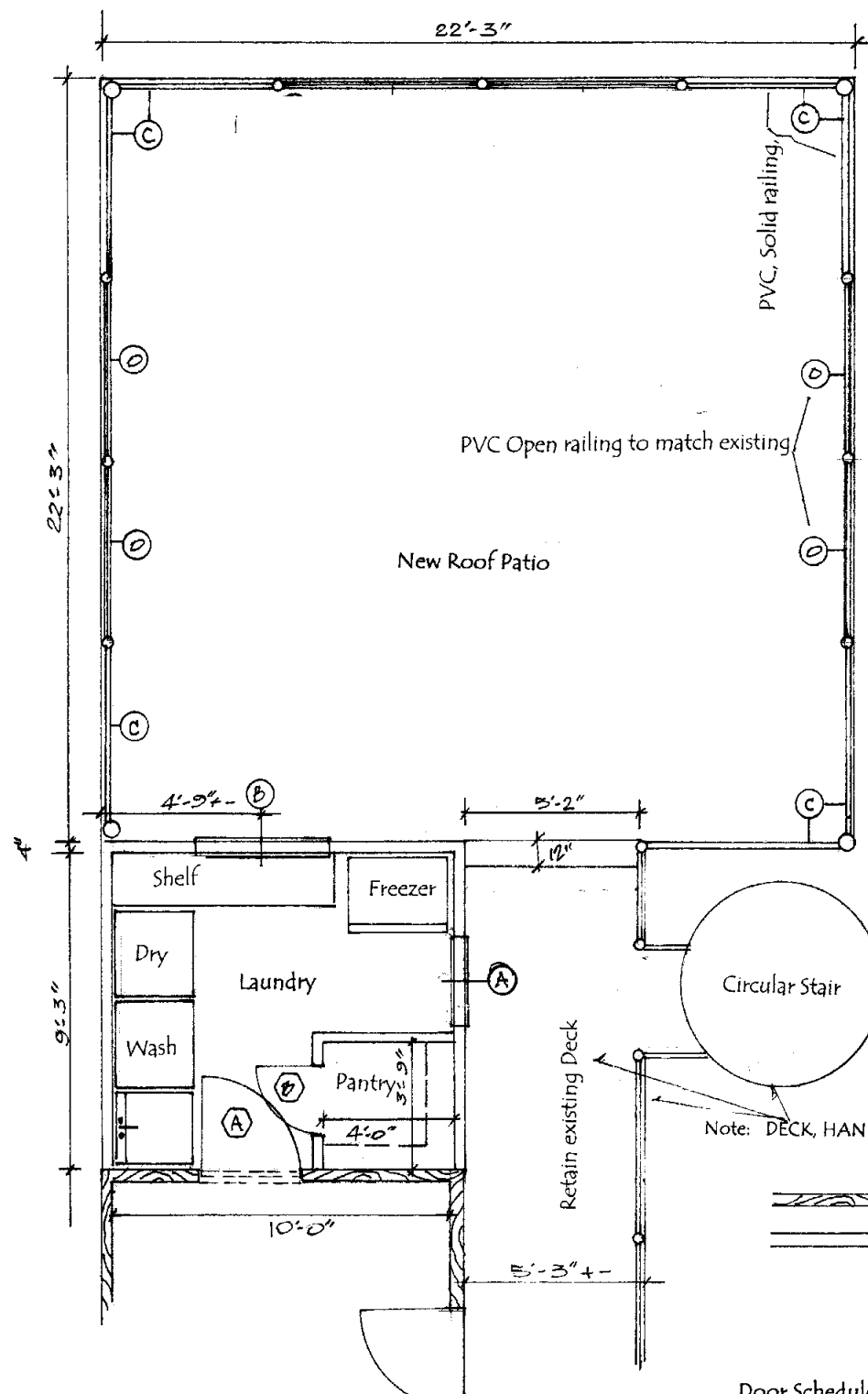
WILLIAM HANCOCK  
21721 BRINK MEADOWN LN  
GERMANTOWN MD 20876

YONG S XU  
465 LYNETTE ST  
GAITHERSBURG MD 20878





Rear Elevation  
(South)



Floor Plan

Door Schedule  
 A 3/0 x 6/8  
 A 2/0 x 6/8 Colonist

Window Schedule  
 A Reuse from previous location  
 B 4/0 x 3/0 Vinyl Slider

- Ⓐ PVC Open railing to match existing typ
- Ⓒ PVC, Solid railing, typ

Note: DECK, HANDRAILS AND CIRCULAR STAIR NOT SHOWN FOR CLARITY

Existing  
 New

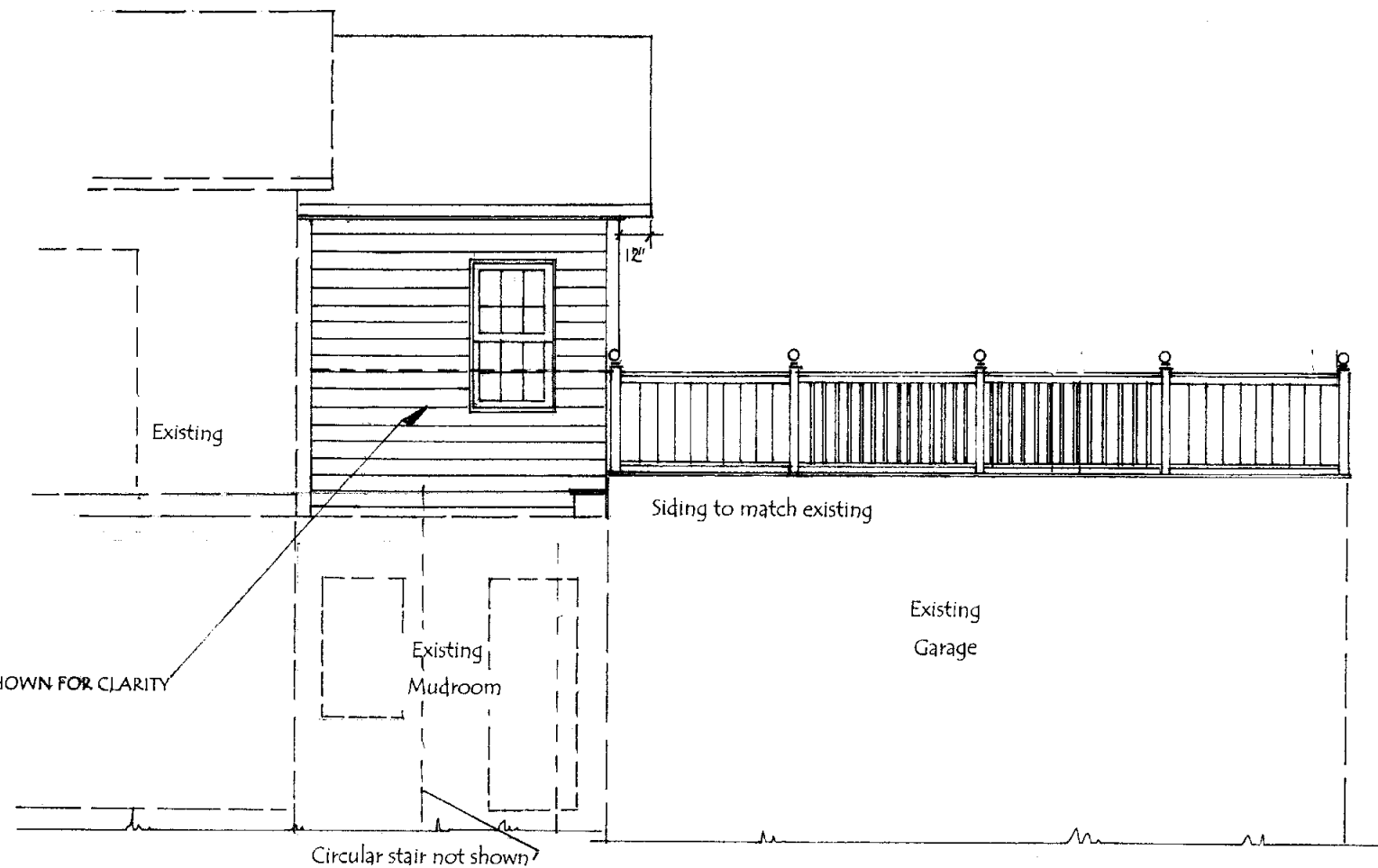
### General Construction Notes

All work shall conform to all Local and National Ordinances & Building Codes applicable to this project, including but not limited to IRC 2003

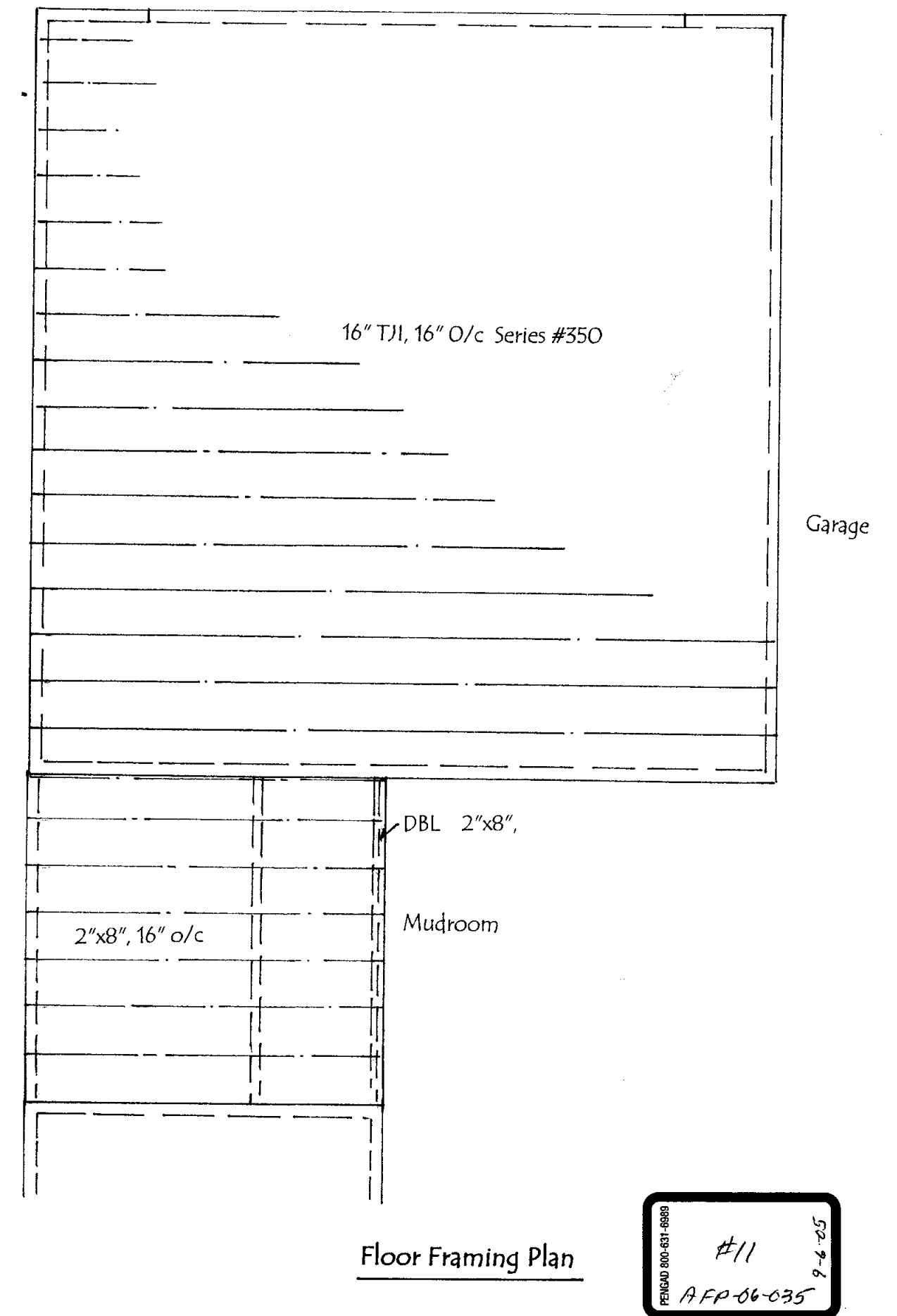
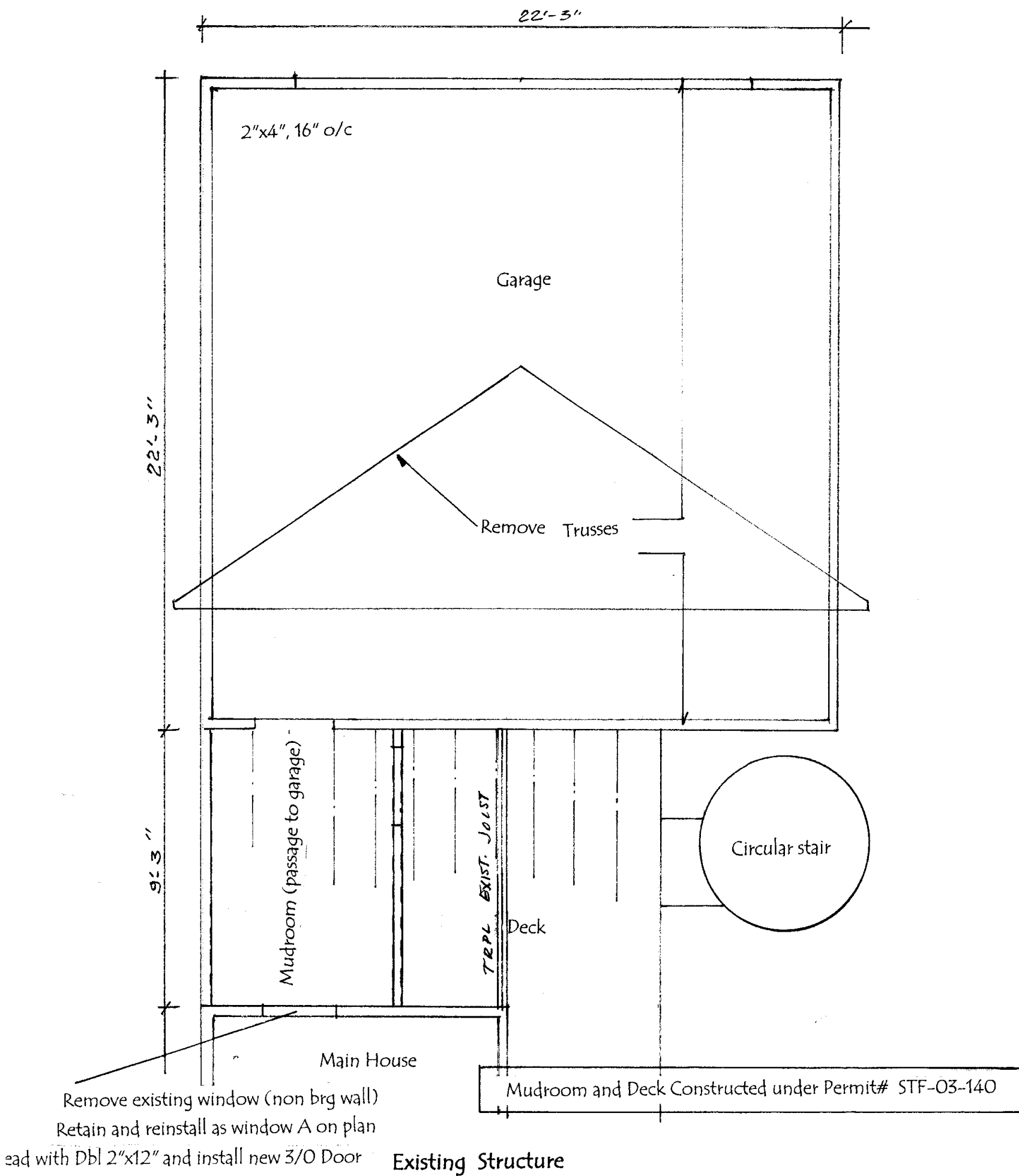
Minimum design Live Load shall conform to IRC Table R-301.4  
 Glazing to comply with IRC Table R-308.4

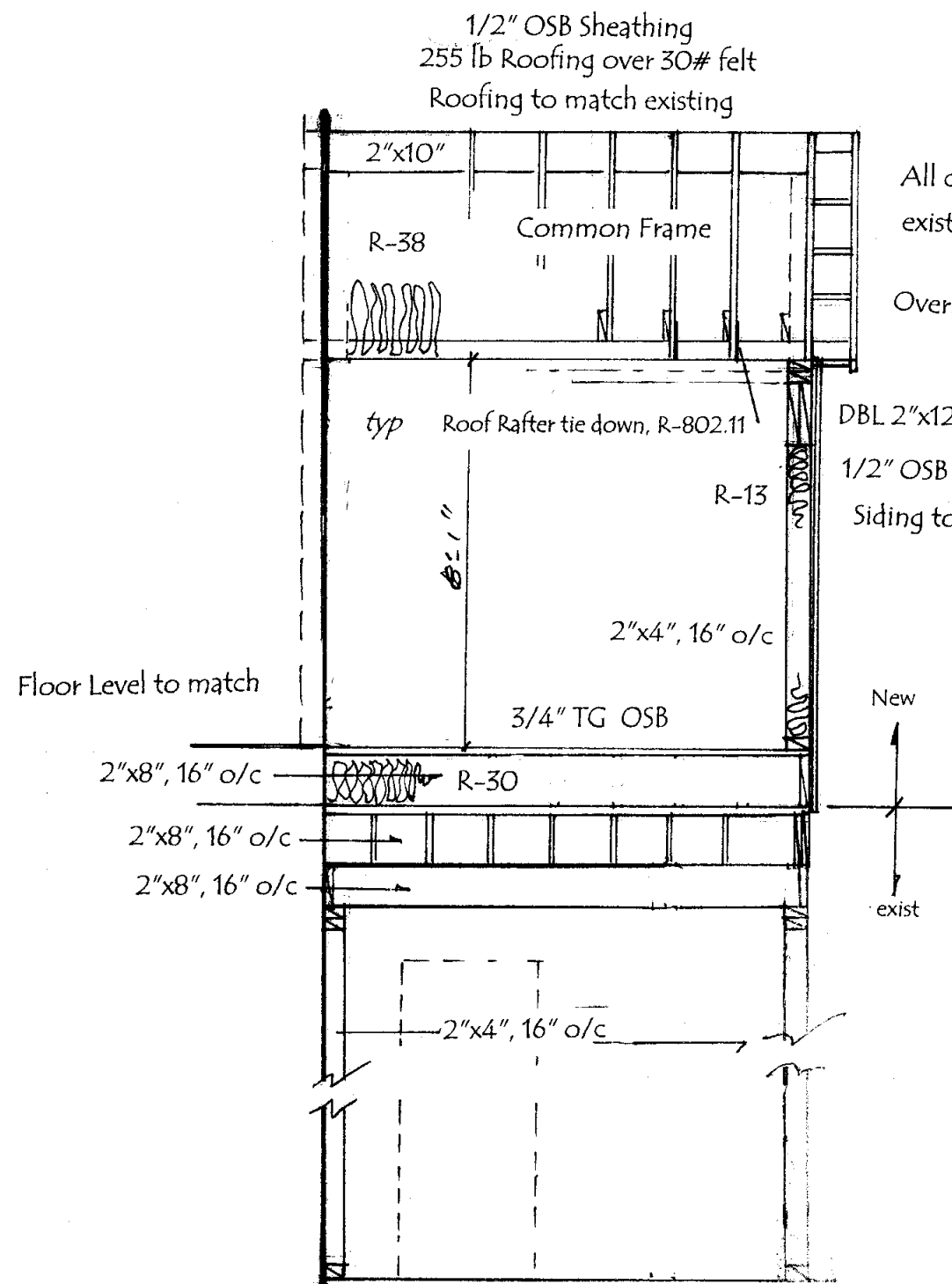
### DO NOT USE SCALE

Always use figure dimensions in preference to scale and verify all dimensions at the construction site.



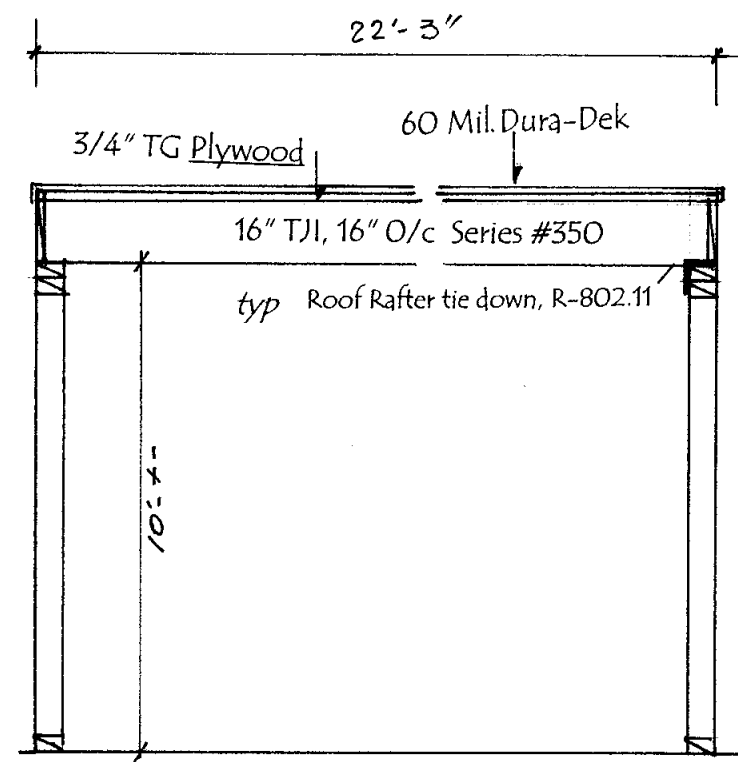
Left Elevation, Right is mirror  
 (West)





Vertical Section, Laundry NTS

All cornish and siding to be installled to match existing, both in material and design



Vertical Section, Garage, NTS